

075.0

0006

0003.0

Map

Block

Lot

1 of 1  
CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

98,200 /

98,200

98,200 /

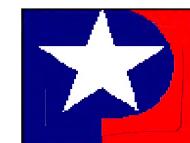
98,200

98,200 /

98,200

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
0 LOT		LAKE SHORE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KELLEHER LIN S	
Owner 2:	
Owner 3:	

Street 1: 10 LAKE SHORE DRIVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: KELLEHER LIN S -	
Owner 2: -	

Street 1: 10 LAKE SHORE DRIVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This Parcel contains .174 Sq. Ft. of land mainly classified as Out Bldg.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Price	Land Type
Adj	LT Factor
Neigh	Base Value

Neigh Influ	Neigh Mod
Infl 1	%
%	Infl 2
%	Infl 3
Appraised Value	Alt Class %

Spec Land	J Code
Fact	Use Value
Notes	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ /

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
106	7600.000		7,500	90,700	98,200	

Total Card	0.174	7,500	90,700	98,200	Entered Lot Size
Total Parcel	0.174	7,500	90,700	98,200	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card: N/A	/Parcel: N/A	Land Unit Type:
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Parcel ID	075.0-0006-0003.0
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PRIOR ASSESSMENT	
Tax Yr	Use
2022	106
2021	106
2020	106
2019	106
2018	106
2017	106
2016	106
2015	106
	Cat
	Bldg Value
	Yrd Items
	Land Size
	Land Value
	Total Value
	Asses'd Value
	Notes
	Date

PARCEL ID	075.0-0006-0003.0
Date	16303!
Time	
Date	PRINT
Time	Date Time
12/30/21	03:40:33
LAST REV	
Date	LAST REV
Time	Date Time
10/11/18	18:45:25
apro	
	6303
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION	
Grantor	Legal Ref
KELLEHER LIN S	46753-291
AVESON STEVEN	27339-58
Type	Date
Family	12/30/2005
Forclosure	5/30/1997
Sale Code	
Sale Price	
V	Tst
No	Verif
	Notes

BUILDING PERMITS	
Date	Number
	Descrip
	Amount
	C/O
	Last Visit
	Fed Code
	F. Descrip
	Comment

ACTIVITY INFORMATION	
Date	Result
10/14/1999	Meas/Inspect
12/1/1981	MS
	By
	Name

Sign:	VERIFICATION OF VISIT NOT DATA
	/ /

Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Price	Land Type
Adj	LT Factor
Neigh	Base Value

Neigh Influ	Neigh Mod
Infl 1	%
%	Infl 2
%	Infl 3
Appraised Value	Alt Class %

Spec Land	J Code
Fact	Use Value
Notes	

106	Out Bldg.	7600	Sq. Ft.	Site	0	70.	0.17	4		Unbuild	-80		90,720		90,700
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type:				Full Bath:	Rating:			SOLD WITH 75-5-11.																										
Sty Ht:				A Bath:	Rating:																													
(Liv) Units:		Total:		3/4 Bath:	Rating:																													
Foundation:				A 3QBth:	Rating:																													
Frame:				1/2 Bath:	Rating:																													
Prime Wall:				A HBth:	Rating:																													
Sec Wall:		%		OthrFix:	Rating:																													
Roof Struct:				OTHER FEATURES				RESIDENTIAL GRID																										
Roof Cover:				Kits:	Rating:			1st Res Grid	Desc:	# Units																								
Color:				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
View / Desir:				Frl:	Rating:			Other																										
GENERAL INFORMATION				WSFlue:	Rating:			Upper																										
				CONDO INFORMATION				Lvl 2																										
Grade:								Lvl 1																										
Year Blt:		Eff Yr Blt:						Lower																										
Alt LUC:		Alt %:						Totals	RMs:	BRs:	Baths:	HB																						
Jurisdict:		Fact:	.					REMODELING				RES BREAKDOWN																						
Const Mod:								Exterior:					No Unit	RMS	BRS	FL																		
Lump Sum Adj:								Interior:																										
INTERIOR INFORMATION								Additions:																										
Avg Ht/FL:								Kitchen:																										
Prim Int Wal								Baths:																										
Sec Int Wall:		%						Plumbing:																										
Partition:								Electric:																										
Prim Floors:								Heating:																										
Sec Floors:		%						General:																										
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				SUB AREA								SUB AREA DETAIL														
Subfloor:								Basic \$ / SQ:					Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Bsmnt Gar:								Size Adj.: 1.00000000																										
Electric:								Const Adj.: 16.00000000																										
Insulation:								Adj \$ / SQ:																										
Int vs Ext:								Other Features: 0																										
Heat Fuel:								Grade Factor:																										
Heat Type:								NBHD Inf: 1.00000000																										
# Heat Sys:								NBHD Mod:																										
% Heated:		% AC:						WtAv\$/SQ:																										
Solar HW:		Central Vac:						Adj Total: 0																										
% Com Wal		% Sprinkled						Juris. Factor:																										
MOBILE HOME				SPEC FEATURES/YARD ITEMS				Depreciation: 0																										
								Final Total: 0																										
								Depreciated Total: 0																										
								Val/Su SzAd																										
								PARCEL ID 075-0-0006-0003.0				IMAGE								AssessPro Patriot Properties, Inc														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																
23	Bath House	D	Y	1	16X30	G	GD	1970	22.06	T	29.4	106			7,500			7,500																
More: N				Total Yard Items:				7,500	Total Special Features:												Total:				7,500									